

## HAMPTON PLANNING BOARD

### PRECONSTRUCTION MEETING

MAY 25, 2016 – 1:00 P.M.

**PRESENT:** Jason Bachand, Town Planner  
Jodie Bray Strickland, CMA  
Jennifer Hale, DPW  
Toby Spainhower, DPW  
Bill Paine, Fire Prevention Officer  
Jamie Sullivan, Assistant Town Manager (audience)  
Kevin Schultz, Building Inspector  
Laurie Olivier, Office Mgr/Planning

Absent: Richard Sawyer, Chief (Police)  
Rayann Dionne, Conservation Coordinator  
Mike Collins, Comcast (Cable)  
Mike Bernier, Aquarion  
Serge Laprise, Unitil

### **71-73 OCEAN BOULEVARD**

Ms. Strickland did introductions (people noted above). Al Fleury and Steve Pearsons, builder, were present. Also present were Kathy (Unitil) and Henry Boyd, Millennium Engineering.

Steve Pearsons is the go-to guy for Mr. Schultz.

Steve's contact information is (phone) 978-462-2105 and 978-6977-8173. Ms. Strickland will send out the information she has in her records (from this meeting).

Al Fleury's phone number is 603/944-8412. His email is fleuryalbert@gmail.com. Information can be sent to Serge at 777-5512 (Unitil) per Kathy (Unitil).

Approved plans are dated February 10, 2016, but final submittal is May 9, 2016. Sheet 3 was dated 5/12/16. They have not been recorded yet because a lot merger issue needs to be taken care of. Attorney Steve Ells provided a letter and the Planning Board will hear this next Wednesday. Mr. Bachand said he spoke with the Town Attorney and he suggested executing the voluntary lot merger form to have it on hand. **Mr. Bachand will get in touch with Steve Ells.** SBA takes a long time per Mr. Fleury.

Mr. Bachand said all other conditions have been met. The site plan cannot be recorded until the Lot Merger plan is first recorded.

Mr. Schultz said for them to keep the thumb on Steve Ells. Mr. Bachand said pending what the Planning Board decides, construction can begin. If the Planning Board says the letter is not acceptable, it will be held up. Construction should not start (at earliest) until next Thursday. Mr. Schultz will need a memo from the Planner. **He cannot issue a building permit for first phase until that is done.**

Construction security was discussed. Mr. Bachand said approval of security by the Board of Selectmen was not required for this project (just security for sewer which is handled through DPW). Mr. Spainhower said the sewer connection permit has been signed. Ms. Hale said they are all set to go.

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Ms. Strickland discussed the contractor schedule and work plan.

Mr. Fleury said if they get the okay, they will start Thursday. The crane only needs to be there one day. Steel will be erected (one day). Once Mr. Fleury gets the time frame, they will schedule inspections. They will go to drainage after that. Mr. Schultz said to focus in on Friday morning because he won't be able to talk to the Planner until Thursday morning. Permit needs processing, etc. Mr. Fleury will be doing weekend work. He said he won't put a crane there Saturday morning. The front could be done Friday/back done Saturday. He will access Tracy's property; she is good with that.

Ms. Strickland asked how long it will take for the drainage. Mr. Fleury thinks 3 days. Ms. Strickland needs installing drainage person (contact). Blake Barker. He's a contractor from Hampton. His cell is 603-674-8709.

Construction will follow drainage. Mr. Fleury hopes to be done and open relatively quickly because it is a deck. Mr. Fleury would like to do fire after suppression. He thinks the final will go to Fire by Monday. The stage will take time (for noise, etc.). Mr. Fleury wants to build bathrooms and Fire will be all set. He is shooting for the 4<sup>th</sup> of July. Mr. Schultz said Mr. Fleury will be working on drawings for the look of deck, etc. Plans are ready (Kenny Wood). That is the 2<sup>nd</sup> phase. No one can jump in until he gets Memo from Fire, etc. Mr. Fleury said if it is fire protected, he wants to be up and running.

Mr. Schultz said he can have tables, etc.; it can be occupied. Mr. Fleury has the stage in CAD now. They are staying open during construction. Mr. Schultz said they will phase it, but they will get it to a point where they can occupy the deck. Mr. Fleury wants to be done by the end of June.

Ms. Strickland said they need to coordinate with the DPW. They've met with Mr. Spainhower. Blake met with them also.

Mr. Schultz noted to Kathy (Unitil) that there is upgrade for 71. He said lighting is coming off 73 (the existing Bernie's). Mr. Fleury said every cooler is brand new/eco-star, etc. Kathy said they will monitor it.

Mr. Schultz said the project is fairly isolated. When they do start, the alleyway/access ramp – that needs to be gated off. A barrier needs to be there. Mr. Schultz wants something along back (on Tracy's land); just a temporary fence--the left, rear corner and across down to the end of the wall. It will be secured at night.

Ms. Strickland asked for an email of the schedule when they know more so she can plan visits/inspections. Mr. Schultz said to make sure that Blake gets information also. Ms. Strickland wants a couple of days' notice when they are ready for an inspection.

Design changes need to be submitted to the Town per Ms. Strickland. Mr. Fleury said Jeff (Fire)—he might need to add another staircase. Means of egress (however many) are no problem per everyone.

Ms. Strickland wants submittals provided to his engineer. Mr. Boyd will take care of that. No on-site testing is needed.

Layout (survey) will be done....Mr. Boyd asked about layout and as-builts. Mr. Boyd asked what Ms. Hale and the Planning Board will want. Ms. Hale said she needs the as-built at the end to show where chambers are and where piping comes in. Ms. Strickland does not do

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this. Mr. Boyd said to give Blake some corners of outside where units are going and give grade for dead bottom. Ms. Strickland said grade stakes are good (with marks are better).

Ms. Hale wants sewer information also and inverts--before backfill, while trench is open, and to call Mr. Boyd and he will make sure it's all set. Mr. Fleury will cc Mr. Boyd on everything. Mr. Spainhower said they will be there as well.

Ms. Strickland asked about police detail; Mr. Fleury needs to give a heads up.

Ms. Hale asked about the sidewalk being blocked. Trucks are parked on sidewalks. Ms. Hale asked about parking. Steve said there will be deliveries. Ms. Hale said do not block the sidewalk. She also wants trash to be able to be picked up.

Mr. Spainhower discussed the sewer tie-in (excavation permit is needed). Detail will be needed for that. Ms. Hale said the excavation permit is not done; **Blake needs to get that.** Mr. Spainhower discussed patching of the paving also. Frank Swift said it needs to be built out and cut back, and a year later repaved.

Mr. Schultz noted that from Memorial Day through Labor Day – pile driving was not allowed.

Mr. Boyd said final as-built will be provided at the end (prior to CO sign off).

Ms. Hale said when Mr. Fleury is looking for his CO to occupy space, DPW will need an electronic plan in detail. Mr. Fleury will have them. It will show the aisle width, etc.

Mr. Schultz said the CO will need sheet (sign off) DPW, sewer, Planning, etc.

Mr. Schultz discussed design, fixtures, etc. Mr. Paine said he will need to know what section is open for business and when the assembly permit is done that it will be for that section. As it grows, it will change.

Ms. Hale asked about the bar expansion. That will be done for occupancy permit.

Mr. Schultz asked about roof leaders. Mr. Boyd will stay close with Blake on these things.

Jason is doing wiring; Doug is doing plumbing.

Meeting ended at 1:45 p.m.

Laurie Olivier  
Office Manager/Planning Department